



**Barholm Close, Middlesbrough TS3 0PX**

**welcome to**

## **Barholm Close, Middlesbrough**

This charming three-bedroom mid-terrace property, ideally located close to local amenities, shops, and excellent transport links, offers an ideal opportunity for both first-time buyers and investors.

### **Front Garden**

Concrete footpath leading to the front of the property with gate, paved seating area with mature border.

### **Entrance Hallway**

Entered via UPVC double glazed composite door with frosted glass end panel, radiator, laminate flooring, stairs to first floor, door to reception room.

### **Reception Room**

12' 11" Max x 12' 10" ( 3.94m Max x 3.91m )  
Laminate flooring, UPVC double glazed bow window to front, solid fuel fire with marble plinth and feature wooden surround, radiator.

### **Dining Room**

11' 3" x 9' 6" ( 3.43m x 2.90m )  
UPVC double glazed French doors to rear, radiator.

### **Kitchen**

8' 11" x 7' 10" ( 2.72m x 2.39m )  
UPVC double glazed door to side, UPVC double glazed window to rear, range of hi-gloss wall and base units with laminate working surfaces and tiled splashback, free standing gas oven and hob, stainless steel extractor canopy, plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer, dryer, single stainless steel sink with drainer and mixer tap, tiled flooring.

### **Ground Floor Shower Room**

Pedestal wash hand basin, low level low flush WC, shower with mobility gate and tiled surround, hand rails , chrome heated towel rail, laminate style flooring.

### **First Floor**

#### **Landing**

Loft hatch access, bulkhead over stairs storage cupboard.

#### **Bedroom 1**

9' 10" Max x 11' 4" Max ( 3.00m Max x 3.45m Max )  
UPVC double glazed window to rear, radiator.

#### **Bedroom 2**

9' 9" x 13' 3" ( 2.97m x 4.04m )  
UPVC double glazed window, radiator, storage cupboard housing boiler.

#### **Bedroom 3**

6' 11" x 8' 9" ( 2.11m x 2.67m )  
UPVC double glazed window to front, radiator.

### **Family Bathroom**

Tiled flooring, three piece bathroom suite comprising white panelled bath with mixer taps and shower attachment, half tiled walls, low level low flush WC, pedestal wash hand basin, UPVC double glazed window to rear, radiator.

### **Rear Garden**

Area of artificial lawn, ramp leading to paved seating area, gated access to the rear of the property, outside tap.

### **Garage**

With up and over door.







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## Barholm Close, Middlesbrough

- IDEALLY LOCATED
- MULTIPLE RECEPTION ROOMS
- UTILITY ROOM
- LOW MAINTENANCE REAR GARDEN
- CHARMING HOME

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£90,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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